

**TOWN OF FLORENCE  
PLANNING AND ZONING COMMISSION**

**REGULAR MEETING MINUTES**

**ACTION MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FLORENCE SPECIAL MEETING HELD ON THURSDAY, FEBRUARY 03, 2022, AT 6:00 P.M., COMMISSION MEMBERS AND STAFF WILL ATTEND ELECTRONICALLY.**

**1. CALL TO ORDER**

**Chairman Pranzo called the meeting to order at 6:00 pm**

**2. ROLL CALL:**

<b>Chairman Pranzo</b>	<b>Present</b>
<b>Vice-Chair Frost</b>	<b>Present</b>
<b>Commissioner Proulx</b>	<b>Absent</b>
<b>Commissioner Capolongo</b>	<b>Present</b>
<b>Commissioner Adam</b>	<b>Present</b>

**3. PLEDGE OF ALLEGIANCE**

**4. DISCUSSION/APPROVAL/DISAPPROVAL** of the minutes of the regular meeting conducted on January 20, 2022.

**On motion by Vice-Chair Frost, seconded by Commissioner Capolongo, and carried by a 4-0 vote, to approve with changes the January 20, 2022 regular meeting minutes.**

**5. NEW BUSINESS**

**A. PRESENTATION/ APPROVAL/APPROVAL WITH CONDITIONS/DENIAL** of a Design Review for a new Filiberto's restaurant at 532 S. Pinal Parkway Ave., APN 202-03-1780 (PZ-21-43).

Town Planner Maricella Benitez gave a presentation on the materials for the Filiberto's Design Review case. She included the additional conditions added by staff. Vice-Chair Frost asked why the plans did not show the landscaping plans for the Right-Of-Way (ROW) along Highway 79. Ms. Benitez said she did not know. Mr. Abdul Slatewala from Architects Associates & All stated that their landscape architect was told to only complete landscaping on the property and not in the Right-Of-Way. They did want to discuss if they could use the same amount of landscaping in the Right-Of-Way and spread it out.

Chairman Pranzo said it would be premature to agree on what kind of landscaping could go in. He said the developers would need to discuss with the Town Engineer and ADOT on landscaping in the Right-Of-Way first. Chairman Pranzo stated that the Town and ADOT will warn that they landscape at their own risk, and if work needs to be done, then the landscape will be disturbed. Mr. Slatewala stated this is mostly why they kept the landscaping on their site. Chairman Pranzo said they should wait till that matter is settled before adding the ROW landscaping to the plan.

Vice-Chair Frost stated that the Town should require the ROW be landscaped so there is not a 30-foot unsightly corridor. He said they have a good landscape plan, and the whole lot should look continuous in development. Chairman Pranzo agreed but he said it could be tricky to require this from the Town Engineer. Vice-Chair Frost said this is a standard practice in other municipalities, and he would like to see landscaping in the ROW as a condition.

Vice-Chair Frost asked why the trees were placed near the three 15-foot-tall lights. He stated the shading from the trees would interrupt the lighting. He also asked if the hybrid mesquite trees shown five feet behind the curb, hanging over the driveways, could be moved back. He would not like to see the lighting and landscaping plans compromised because they are working against each other. Mr. Slatewala said he would discuss this with the landscape architect and lighting engineer.

Vice-Chair Frost said if the trees were moved further west, then it may help the situation. He also asked if there would be a monument sign. Mr. Slatewala said they were not sure what would be allowed and wanted to wait and discuss this part with ADOT. They would prefer a monument side, but they need to figure out the placement. Vice-Chair Frost asked the signage to be considered when landscaping is done so there is not a clash in design. Mr. Slatewala agreed.

Chairman Pranzo asked why they did not use Highway 79 as an entry point to the property. Mr. Slatewala said they thought it would be better to deal less with ADOT, and they already bordered two streets that had curb cuts in place. He said they considered various options that included the use of Highway 79, but they felt this would impact general traffic the least. Chairman Pranzo asked if the Town Engineer reviewed the traffic impact. Ms. Benitez said a Traffic Impact Analysis was completed and the Town Engineer was satisfied with the results.

**On motion by Vice-Chair Frost, seconded by Commissioner Capolongo, and carried by a 4-0 vote, to approve with the conditions set by staff and the condition that landscaping be done in the Right-Of Way near roads, the Design Review for a new Filiberto's restaurant at 532 S. Pinal Parkway Ave., APN 202-03-1780 (PZ-21-43).**

## **A. PRESENTATIONS/INFORMATION ONLY**

### **a. General Plan**

Staff met with consultant to set a schedule for the General Plan Update. Throughout the 60-day review period, staff plans to hold community meetings and hearings to get as much feedback as possible. Staff has received positive feedback from outside stakeholders about the plans. There have been some concerns about the information being outdated due to not having the most recent census numbers. Staff has also talked with some stakeholders about their comments.

Vice-Chair Frost asked what the best way to make comments on the plan was. Ms. Benitez stated that staff preferred comments be made online. The Town of Florence website homepage should have a link to the General Plan Update website, and the user should be taken to a page where they can click a button to look at the plan and publish comments. Commissioner Adam was encouraged by the increase in involvement and advertising. Ms. Benitez stated that she presented on the General Plan Update 60-Day review at the local Rotary Club.

### **b. Home Tour 2022**

The Historic Home Tour is on February 12, 2022, from 10AM to 4PM. The starting point is Jacques Square at the corner of 8<sup>th</sup> Street and Main Street. This is where you can buy wristbands to go on the tour. There are six homes open for that day only and other historic commercial buildings are also open for the tour. The Women's Club and the Museum will have events going on as well. The Home Tour Committee had a good turnout at the Volunteer meeting on Tuesday night. People can still buy tickets online or in-person at Community Center, the McFarland building, and the Pinal County Museum. Tickets will also be on sale the day of Home Tour.

Commissioner Capolongo asked when it would be. Ms. Benitez said February 12<sup>th</sup>. Commissioner Adam stated that there was disappointment that the Pinal County Courthouse would not be open due to COVID-19. Ms. Benitez said staff was also disappointed, but it was ultimately the County's choice to not be open due to COVID-19 concerns. The Home Tour committee even had to think about whether to continue or not during the spike in cases.

### **c. Future Agenda Items**

Whetten Dental should come forward with their design review in the next meeting if their Infill District request was approved by the Town Council on Monday. Community Development Director Keith Eaton asked the Commission to save February 15<sup>th</sup> as a work session review meeting for the building code update. This meeting will be held via Zoom with Town Council, the PZ Commission, and the Historic District Advisory Commission. The links will be sent out to participants, and the work session is meant to get comments and concerns about the new building codes. Staff is not done with public outreach. Part of this will be the beginning of the review of code enforcement. Ms. Benitez said the Commission will be going back to in-person meetings in March.

Chairman Pranzo asked where Pinal County is in terms of the codes. Mr. Eaton stated that Pinal County has adopted the 2018 codes and so have other surrounding communities, except for Coolidge. Mr. Eaton said the Town is late to the game, but he prefers this because the bugs are mostly taken care of. Most developers use the 2018 code, and this should not be a major change and Staff will help developers with amendments. Chairman Pranzo said this should not have too much of an impact.

Ms. Benitez said a possible Conditional Use Permit may come forward for a storage units project. Several other storage unit projects have come to the attention of Staff. These may come to the Commission in the future.

**D. CALL TO THE PUBLIC/COMMISSION RESPONSE:**


None

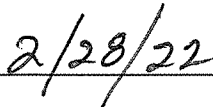
**E. CALL TO THE COMMISSION- CURRENT EVENTS ONLY.**

Chairman Pranzo stated that an antique car show will occur on Saturday with a variety of classic cars. He encourages people to come down and visit. Vice-Chair Frost stated that the Town will host a Make a Difference Day where volunteers will help on different clean-up projects. Volunteers will meet on January 29<sup>th</sup> at 7 AM in the Community Center and lunch will be provided. The Historic Home Tour is also coming up in February.

**F. ADJOURNMENT**

**On motion by Commissioner Capolongo, seconded by Commissioner Proulx, and carried by a 5-0 vote, to adjourn the meeting at 6:58 pm.**

  
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Gary Pranzo

  
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Date